



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 2017060216HUD1	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower: DESERT FOX CUSTOM RESTORATIONS INC	E. Name and Address of Seller: UNITED STATES OF AMERICA 10611 BALLS FORD ROAD, SUITE 140 MANASSAS, VA 20109	F. Name and Address of Lender: Josh Weeks Enterprises LLC 411 S Honeysuckle Lane Gilbert, AZ 85296
G. Property Location: 1640 ROCK DOVE LANE EL PASO, TX 79911 EL PASO County, Texas	H. Settlement Agent: The Accurate Group of Texas, LLC 4888 Loop Central Dr, Suite 500 Houston, TX 77081 Ph. (888)456-4383 Place of Settlement: 4888 Loop Central Dr, Suite 500 Houston, TX 77081	I. Settlement Date: July 31, 2018

J. Summary of Borrower's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Borrower:		400. Gross Amount Due to Seller:	
101. Contract sales price	200,000.00	401. Contract sales price	200,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	3,838.60	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	203,838.60	420. Gross Amount Due to Seller	200,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	20,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	160,000.00	502. Settlement charges to Seller (Line 1400)	22,260.04
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage to WESTSTAR BANK Good Thru 8	163,432.90
205.		505. Payoff Second Mortgage	
206.		506. Deposit retained by seller	20,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	180,000.00	520. Total Reduction Amount Due Seller	205,692.94
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	203,838.60	601. Gross amount due to Seller (line 420)	200,000.00
302. Less amount paid by/for Borrower (line 220)	(180,000.00)	602. Less reductions due Seller (line 520)	(205,692.94)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	23,838.60	603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	5,692.94

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Borrower DESERT FOX CUSTOM RESTORATIONS INC

BY: VINCENZO TANGREDI

Seller UNITED STATES OF AMERICA

BY: BIRGIT FLORES

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701.	\$	to			
702.	\$	to			
703.	Commission paid at settlement				
704.					
705.					
800. Items Payable in Connection with Loan					
801.	Our origination charge	\$ 1,600.00	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803.	Your adjusted origination charges to Josh Weeks Enterprises LLC		(from GFE #A)	1,600.00	
804.	Appraisal fee to		(from GFE #3)		
805.	Credit Report to		(from GFE #3)		
806.	Tax service to		(from GFE #3)		
807.	Flood certification to		(from GFE #3)		
808.			(from GFE #3)		
809.			(from GFE #3)		
810.			(from GFE #3)		
811.			(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance					
901.	Daily interest charges from 07/31/18 to 08/01/18	1 @ \$/day	(from GFE #10)		
902.	Mortgage insurance premium for months to		(from GFE #3)		
903.	Homeowner's insurance for years to		(from GFE #11)		
904.			(from GFE #11)		
905.			(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance	months @ \$ per month	\$		
1003.	Mortgage insurance	months @ \$ per month	\$		
1004.	Property taxes		\$		
1005.			\$		
1006.		months @ \$ per month	\$		
1007.		months @ \$ per month	\$		
1008.			\$		
1009.	Aggregate Adjustment		\$		
1100. Title Charges					
1101.	Title services and lender's title insurance		(from GFE #4)	700.00	
1102.	Settlement or closing fee to The Accurate Group of Texas, LLC		\$ 600.00		600.00
1103.	Owner's title insurance to Accurate Title Group		(from GFE #5)	1,433.50	
1104.	Lender's title insurance to Accurate Title Group		\$ 100.00		
1105.	Lender's title policy limit	\$ 160,000.00			
1106.	Owner's title policy limit	\$ 200,000.00			
1107.	Agent's portion of the total title insurance premium to The Accurate Group of Texas, LLC	\$ 1,299.65			
1108.	Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Company	\$ 229.35			
1109.	COURIER FEE to The Accurate Group of Texas, LLC	\$		20.00	20.00
1110.	State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	\$ 4.50			
1111.	DOC PREP FEE to SHAPRIO & DUNN PLLC	\$			75.00
1112.	TAX CERT FEE to NATIONAL TAX NET	\$		31.10	
1113.		\$			
1200. Government Recording and Transfer Charges					
1201.	Government recording charges to Register of Deeds		(from GFE #7)	54.00	
1202.	Deed \$ 34.00 Mortgage \$ 54.00 Releases \$		Other \$		34.00
1203.	Transfer taxes		(from GFE #8)		
1204.	City/County tax/stamps	\$	\$		
1205.	State tax/stamps	\$	\$		
1206.					
1207.					
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)		
1302.	GOVERNMENT INCURRED COSTS to CWSAMS	\$			9,854.33
1303.	DELINQUENT TAXES to TAX ASSESSOR-COLLECTOR	\$ C546-999-0050-4700			11,676.71
1304.		\$			
1305.		\$			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				3,838.60	22,260.04

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

The Accurate Group of Texas, LLC, Settlement Agent

HUD-1 Attachment

Borrower(s): DESERT FOX CUSTOM
RESTORATIONS INC

Seller(s): UNITED STATES OF AMERICA

10611 BALLS FORD ROAD, SUITE 140
MANASSAS, VA 20109

Lender: Josh Weeks Enterprises LLC
Settlement Agent: The Accurate Group of Texas, LLC
(888)456-4383
Place of Settlement: 4886 Loop Central Dr, Suite 500
Houston, TX 77081
Settlement Date: July 31, 2018
Property Location: 1640 ROCK DOVE LANE
EL PASO, TX 79911
EL PASO County, Texas

Seller Loan Payoff Details

Payoff First Mortgage	to WESTSTAR BANK Good Thru 8/25	Re: 8972819
Loan Payoff	163,432.90	As of 08/25/18
Total Additional Interest		-25 days @ Per Diem
Total Loan Payoff	<u>163,432.90</u>	

Adjusted Origination Charge Details

Origination Charge	
Origination - 1% Point	1,600.00
to Josh Weeks Enterprises LLC	
Total	\$ <u>1,600.00</u>

Origination Credit/Charge (points) for the specific interest rate chosen

Total \$ _____

Adjusted Origination Charges \$ 1,600.00

Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
ESCROW FEE	600.00	
to The Accurate Group of Texas, LLC		
Lender's title insurance	100.00	
to Accurate Title Group		
Total	\$ <u>700.00</u>	\$ <u>0.00</u>

Settlement or Closing Fee Details

*borrower portion also shown above in Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
ESCROW FEE	600.00	600.00
to The Accurate Group of Texas, LLC		
Total	\$ <u>600.00</u>	\$ <u>600.00</u>

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Owner's Title Insurance	BORROWER	SELLER
Owner's Policy Premium to Accurate Title Group	1,429.00	
State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	4.50	
Total	\$ 1,433.50	\$ 0.00

Lender's Title Insurance	BORROWER	SELLER
*fees also shown above in Title Services and Lender's Title Insurance Details		
Lender's Policy Premium to Accurate Title Group	100.00	
Total	\$ 100.00	\$ 0.00

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HUD-1 Attachment

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RESTORATIONS INC

Selle(s): UNITED STATES OF AMERICA

10611 BALLS FORD ROAD, SUITE 140
MANASSAS, VA 20109

Lender: Josh Weeks Enterprises LLC
 Settlement Agent: The Accurate Group of Texas, LLC
 (888)456-4383
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 Houston, TX 77081
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 Property Location: 1640 ROCK DOVE LANE
 EL PASO, TX 79911
 EL PASO County, Texas

Seller Loan Payoff Details

Payoff First Mortgage	to WESTSTAR BANK Good Thru 8/25	Re: 8972819
Loan Payoff	163,432.90 As of 08/25/18	
Total Additional Interest	-25 days @	Per Diem
Total Loan Payoff	<u>163,432.90</u>	

Adjusted Origination Charge Details

Origination Charge	
Origination - 1% Point	1,600.00
to Josh Weeks Enterprises LLC	
Total	\$ <u>1,600.00</u>

Origination Credit/Charge (points) for the specific interest rate chosen

Total \$ _____

Adjusted Origination Charges \$ 1,600.00

Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
ESCROW FEE	600.00	
to The Accurate Group of Texas, LLC		
Lender's title insurance	100.00	
to Accurate Title Group		
Total	\$ <u>700.00</u>	\$ <u>0.00</u>

Settlement or Closing Fee Details

*borrower portion also shown above in Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
ESCROW FEE	600.00	600.00
to The Accurate Group of Texas, LLC		
Total	\$ <u>600.00</u>	\$ <u>600.00</u>

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Owner's Policy Premium to Accurate Title Group	1,429.00	
State of Texas Policy Guaranty Fee to Texas Guaranty Assoc.	4.50	
Total	\$ 1,433.50	\$ 0.00

Lender's Title Insurance <small>*fees also shown above in Title Services and Lender's Title Insurance Details</small>	BORROWER	SELLER
Lender's Policy Premium to Accurate Title Group	100.00	
Total	\$ 100.00	\$ 0.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

DESERT EASY CUSTOM RESTORATIONS INC

BY: 
VINCENZO TANGREDI

UNITED STATES OF AMERICA

BY: 
BIRGIT FLORES

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